

UNITED STATES BANKRUPTCY COURT  
EASTERN DISTRICT OF VIRGINIA  
RICHMOND DIVISION

IN RE: CIRCUIT CITY STORES, INC. et al.  
Debtors

Case #08-35653-KRH  
Jointly Administered  
Chapter 11

**COLUMBIA PLAZA SHOPPING CENTER VENTURE  
NOTICE OF MOTION**

Columbia Plaza Shopping Center Venture ("Columbia Plaza"), by its counsel, has filed papers with the Court Requesting the Court to enter an Order Compelling Payment of Post-Petition Rent Pursuant to 11 U.S. C § 365 (d)(3).

**Your rights may be affected. You should read these papers carefully and discuss them with your attorney, if you have one in this bankruptcy case. (If you do not have an attorney, you may wish to consult one.)**

If you do not want the court to grant the relief sought in the motion, or if you want the court to consider your views on the motion, then on or before 15 days from the mailing date of this notice, you or your attorney must:

XXX File with the court, at the address shown below, a written request for a hearing [or a written response pursuant to Local Bankruptcy Rule 9013- (H)]. If you mail your request for hearing (or response) to the court for filing, you must mail it early enough so the court will **receive** it on or before the date stated above.

Clerk of Court  
United States Bankruptcy Court  
701 East Broad Street, Ste 4000  
Richmond, VA 23219

You must also mail a copy to:

Robert B. Hill, Esquire  
Hill & Rainey, Attorneys  
2425 Boulevard, Ste 9  
Colonial Heights, VA 23834

XXX Attend a hearing to be held on March 3, 2009 @ 2:00pm, U.S. Courthouse, Rm 4000, 701 East Broad Street, Richmond, VA 23219.

If you or your attorney do not take these steps, the court may decide that you do not oppose the relief sought in the motion and may enter an order granting that relief.

Date: 01/29/09

Signature, name, address and telephone number  
of person giving notice:

/s/ ROBERT B. HILL  
Robert B. Hill, Esquire  
George P. Eliades, Co-Counsel SBA #38314  
Hill & Rainey, Attorneys  
Counsel for Columbia Plaza Shopping Center Venture  
SBA #18751  
2425 Boulevard, Suite 9  
Colonial Heights, VA 23834  
(804) 526-8300

CERTIFICATE OF SERVICE

I, the undersigned, hereby certify that on the \_\_\_\_ of January, 2009, a true copy of the foregoing Notice of Motion and the Motion of Columbia Plaza Shopping Center Venture for entry of an Order Compelling Payment of Post-Petition Rent Pursuant to 11 U.S. C. §365(d)(3) to the following attached Service list:

/S/ROBERT B. HILL

Robert B. Hill, Esquire

UNITED STATES BANKRUPTCY COURT  
EASTERN DISTRICT OF VIRGINIA  
RICHMOND DIVISION

IN RE: CIRCUIT CITY STORES, INC. et al.  
Debtors

Case #08-35653-KRH  
Jointly Administered  
Chapter 11

**MOTION OF COLUMBIA PLAZA SHOPPING CENTER VENTURE  
FOR AN ORDER COMPELLING PAYMENT OF  
POST-PETITION RENT PURSUANT TO 11 U.S.C. §365(d)(3)**

Columbia Plaza Shopping Center Venture, (“Columbia Plaza”), by and through its undersigned counsel, hereby moves for the entry of an Order compelling the above mentioned debtor (“Debtor”) to pay post-petition rent. In support of this Motion, Columbia Plaza, respectfully states as follows:

**BACKGROUND**

1. On November 10, 2008, the Debtor filed a voluntary petition for relief under Chapter 11 of Title 11 of the United State Code.
2. Columbia Plaza is a party of a Lease Agreement (“Lease”) with one or more of the debtors at the following address: Columbia Plaza Shopping Center, 1901 Bernadette Drive No. 2, Columbia , Missouri 65201. The foregoing premises is hereinafter referred to as the “Leased Premises.”
3. The debtors have been in possession of the Leased Premises since the filing of the Petitions in this case.

Robert B. Hill, Esquire  
George P. Eliades, II Co-Counsel SBA: 18751  
HILL & RAINEY, ATTORNEYS  
Counsel for Columbia Plaza Shopping Center Venture  
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2425 Boulevard, Suite 9  
Colonial Heights, VA 23834  
(804) 526-8300

4. The debtors have failed to pay rent to Columbia Plaza for the Leased Premises for the post-petition period beginning November 10, 2008 through November 30, 2008 in the amount of Twenty Nine Thousand Nine Hundred Eighty Three and 91/100 Dollars (\$29,983.91). The Foregoing amount is hereinafter referred to as the “Stub Rent.”

**RELIEF REQUESTED**

5. Columbia Plaza respectfully requests the Court enter an Order that compels the debtors to immediately pay the Stub Rent to Landlord.

6. In addition, Columbia Plaza, is entitled to be paid post-petition rent on an ongoing basis on the first day of each month, said rent being paid in advance.

7. Section 365(d)(3) of the Bankruptcy Code states that the debtor-in- possession must “timely perform all the obligations of the debtor...arising from and after the order for relief under any unexpired lease of nonresidential real property, until such lease is assumed or rejected..” 11 U.S. C. §365 (d)(3). In enacting section 365 (d)(3) of the Bankruptcy Code, Congress intended to address the plight of landlords who, unlike professionals and other providers of goods and services to a debtor-in-possession in the ordinary course of business, are compelled to extend credit.

8. This case presents the circumstances that Congress intended §365(d)(3) of the Bankruptcy Code to address. The debtors have occupied and possessed the Leased premises post-petition without performing the post-petition obligations under the Lease.

9. Courts have continually held that a landlord is entitled to immediate payment of post-petition, pre-rejection rental payments, pursuant to 11 U.S. C. §365(d)(3). See in re: *Pudgie’s Div. Of New York, Inc.*, 202 B. R. 832 (Bank. S.D.N.Y. 1996); see also In re: *Wingspread Corp.*, 178 B.R. 305 (Bankr.D. Mass. 1995); see also In re: *Manhattan King David Restaurant, Inc. V. Levine*, 163 B. R. 36 (S. D. N.Y. 1993); see also In re: *Rare Coin Galleries of American, Inc.*, 72 B. R. 748 (d. Mass 1987); see also in re: *Matter of the Barrister of Delaware Ltd.*, 49 B.R. 446 (Bankr.D. Del. 1985). Accordingly, the Court

should enter and order that compels the Debtor to immediately pay the Post-Petition Rent to Burbank to satisfy its obligations under the Lease and §365(d)(3) of the Bankruptcy Code.

10. Additionally, pursuant to the terms of the Lease, the Debtor is obligated to reimburse Columbia Plaza for the reasonable attorney's fees and cost incurred by Columbia Plaza in connection with debtor's failure to comply with the terms of the Lease.

Accordingly, Columbia Plaza respectfully requests the debtors be directed to pay attorney's fees and costs incurred by Columbia Plaza in connection with the filling and prosecution of this Motion.

**WHEREFORE**, Columbia Plaza respectfully requests this Court to enter an Order that compels debtors to immediately pay Columbia Plaza the amount of Twenty Nine Thousand Nine Hundred Eighty Three and 91/100 Dollars (\$29,983.91) plus Landlord's reasonable attorney's fees and costs and grant Landlord such other and further relief as the Court deems proper and equitable.

Dated: January 29, 2009

COLUMBIA PLAZA SHOPPING CENTER VENTURE  
BY: /s/ ROBERT B. HILL  
Of Counsel

Robert B. Hill, Esquire  
George P. Eliades, II Co-Counsel SBA# 38314  
HILL & RAINEY, ATTORNEYS  
Counsel for Columbia Plaza Shopping Center Venture  
SB#18751  
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Colonial Heights, VA 23834  
(804) 526-8300

CERTIFICATE OF SERVICE

I, the undersigned, hereby certify that on the 29th of January, 2009, a true copy of the foregoing Notice of Motion and the Motion of Columbia Plaza Shopping Center Venture for entry of an Order Compelling Payment of Post-Petition Rent Pursuant to 11 U.S. C.

§365(d)(3) to the following attached Service list:

/S/ROBERT B. HILL

Robert B. Hill, Esquire

Label Matrix for local noticing  
0422-3  
Case 08-35653-KRH  
Eastern District of Virginia  
Richmond  
Thu Jan 29 17:34:53 EST 2009

1890 Ranch, Ltd.  
c/o/ Paul S. Bliley, Jr.  
P.O. Box 1320  
Richmond, Va 23218-1320

44 North Properties, LLC  
Miles & Stockbridge P.C.  
1751 Pinnacle Drive  
Suite 500  
McLean, VA 22102-3833

507 Northgate LLC  
c/o Christopher M. Alston  
1111 Third Ave., #3400  
Seattle, WA 98101-3264

ACCO Brands Corporation  
c/o William H. Casterline, Jr.  
4020 University Drive, #300  
Fairfax, VA 22030-6802

Accent Energy California LLC  
6065 Memorial Drive  
Dublin, OH 43017-8218

Acer American Holdings Corp.  
c/o Jeffrey L. Tarkenton  
Womble Carlyle Sandridge & Rice, PLLC  
1401 Eye Street, N.W.  
Seventh Floor  
Washington, DC 20005-2225

Albert D, Phelps, Inc.  
Agent for Yorkcon Prop., Inc.  
401 Merritt 7  
PO Box 5101  
Norwalk, CT 06856-5101

Alexander H Bobinski, as Trustee under Trust  
c/o David R McFarlin  
Wolff, Hill, McFarlin & Herron, PA  
1851 West Colonial Drive  
Orlando, FL 32804-7013

Alexander's Rego Park Center, Inc.  
c/o Lisa Taylor Hudson, Esquire  
Sands Anderson Marks & Miller, P.C.  
801 E. Main Street, Suite 1800  
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Richmond, VA 23218-1998

Alliance-Rocky Mount LLC  
Carroll & Carroll PLLC  
831 East Morehead St  
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Charlotte, NC 28202-2784

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AmREIT, a Texas real estate investment trust  
c/o James V. Lombardi, III  
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Houston, TX 77056-1918

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c/o Jeffrey L. Tarkenton  
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American Computer Development, Inc.  
Gary & Regenhart, PLLC  
8500 Leesburg Pike  
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Amherst VF LLC  
c/o Lisa Taylor Hudson, Esquire  
Sand Anderson Marks & Miller, P.C.  
801 E. Main Street, Ste. 1800  
Post Office Box 1998  
Richmond, VA 23218-1998

Amore Construction Company  
c/o John J. Lamoureux  
Carlton Fields, P.A.  
P. O. Box 3239  
Tampa, FL 33601-3239

Arapahoe County Treasurer  
c/o County Attorney Office  
5334 S. Prince Street  
Littleton, CO 80166-0001

Archon Group, L.P.  
6011 Connection Drive  
Irving, TX 75039-2607

Audio Innovations Inc.  
Attn: Francisco Moreno  
133 N.E. 91st St.  
Kansas City, MO 64155-3329

BB Fonds International 1 USA, L.P.  
c/o Jason Binford  
Haynes and Boone, LLP  
2323 Victory Avenue, Suite 700  
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BPP Conn LLC f/k/a WEC 95 Manchester Limited  
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Richmond, VA 23218-1998

BPP-NY LLC  
c/o Sands Anderson Marks & Miller, P.C.  
PO Box 1998  
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BPP-OH LLC  
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BPP-Redding LLC  
c/o Sands Anderson Marks & Miller, P.C.  
PO Box 1998  
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BPP-SC LLC  
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BPP-VA LLC  
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PO Box 1998  
Richmond, VA 23218-1998

Baker Natick Promenade LLC  
Sands Anderson Marks & Miller, P.C.  
Post Office Box 1998  
Richmond, VA 23218-1998

Basile Limited Liability Company  
c/o Hirschler Fleischer PC  
c/o Michael P. Falzone  
P.O. Box 500  
Richmond, VA 23218-0500

Bedford Properties, L.L.C.  
c/o Catherine Guastello  
Quarles & Brady LLP  
Two North Central Avenue  
Phoenix, AZ 85004-2322

BevCon I, LLC c/o Lisa Taylor Hudson Sands Anderson Marks & Miller, P.C. 801 East Main Street, Suite 1800 Post Office Box 1998 Richmond, VA 23218-1998	Burbank Mall Associates, LLC c/o Paul S. Bliley, Jr. P.O. Box 1320 Richmond, Va 23218-1320	CBL & Associates Management, Inc. c/o Kimberly A. Pierro, Esquire Kutak Rock LLP 1111 East Main Street, Suite 800 Richmond, VA 23219-3521
CC Countryside 98, LLC c/o Paul S. Bliley, Jr. P.O. Box 1320 Richmond, Va 23218-1320	CC Indianapolis 98, CC Jackson 98, CC Harper c/o Deborah H. Devan, Esquire One South Street, 27th Floor Baltimore, MD 21202-3298	CC Wichita Falls 98, L.L.C.; CC Ridgeland 98 c/o Paul S. Bliley, Jr. P.O. Box 1320 Richmond, Va 23218-1320
CC-Investors 1996-6 c/o Kamin Realty Company 490 South Highland Avenue Pittsburgh, PA 15206-4274	CC-Investors 1997-4 c/o Paul S. Bliley, Jr. P.O. Box 1320 Richmond, Va 23218-1320	CP Management Corp. as agent for Orland Town c/o Robert D. Tepper 311 South Wacker Dr. Suite 5125 Chicago, IL 60606-6657
CSI Construction Company c/o Lisa Taylor Hudson Sands Anderson Marks & Miller Post Office Box 1998 18th Floor Richmond, VA 23218-1998	Cameron Bayonne, LLC c/o Menter, Rudin & Trivelpiece, P.C. Attn: Kevin M. Newman, Esq. 308 Maltbie Street, Suite 200 Syracuse, NY 13204-1439	Cameron County
Cameron Group Associates LLP c/o Andrew M. Brumby, Esq. Shutts & Bowen LLP 300 S. Orange Avenue Suite 1000 Orlando, FL 32801-5403	CapTech Ventures, Inc. c/o Richard E. Lear Holland & Knight LLP 2099 Pennsylvania Avenue, NW Suite 100 Washington, DC 20006-6801	Cardinal Court, LLC c/o Sands, Anderson, Marks & Miller, P.C. Post Office Box 1998 801 E. Main Street Suite 1800 Richmond, VA 23219-2906
Carmax Business Services, LLC c/o Paul S. Bliley, Jr. P.O. Box 1320 Richmond, Va 23218-1320	Carnegie Management and Development Corporat c/o John D. McIntyre Willcox & Savage, P.C. One Commercial Place, Suite 1800 Norfolk, Va 23510-2197	Carousel Center Company, L.P. c/o Menter, Rudin & Trivelpiece, P.C. Attn: Kevin M. Newman, Esq. 308 Maltbie Street, Suite 200 Syracuse, NY 13204-1439
Charlotte (Archdale) UY, LLC c/o Menter, Rudin & Trivelpiece, P.C. Attn: Kevin M. Newman, Esq. 308 Maltbie Street, Suite 200 Syracuse, NY 13204-1439	Chatham County Tax Commissioner c/o Daniel T. Powers P.O. Box 8321 Savannah, GA 31412-8321	Chino South Retail PG, LLC David K. Spiro, Esq. Neil E. McCullagh, Esquire Cantor Arkema, P.C. P.O. Box 561 Richmond, VA 23218-0561
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City of Homestead, Florida Weiss Serota Helfman c/o Douglas R. Gonzales 200 E. Broward Blvd. Suite 1900 Fort Lauderdale, FL 33301-1949	City of Hurst, Mansfiled ISD, Carroll ISD PO Box 13430 Arlington, TX 76094-0430	City of Lake Worth PO Box 13430 Arlington, TX 76094-0430
City of Miramar, FL Weiss Serota Helfman c/o Douglas R. Gonzales 200 E. Broward Blvd. suite 1900 Fort Lauderdale, FL 33301-1949	City of Overland Park, Kansas Attn: Law Dept. 8500 Santa Fe Drive Overland Park, KS 66212-2899	City of Taylor Michigan c/o Kurt M. Kobiljak Edelson Building, Suite 200 2915 Biddle Avenue Wyandotte, MI 48192-5267

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c/o Daniel Wireman, Esq.  
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Cleveland Town Center, LLC  
Miller & Martin PLLC  
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Cobb Corners II, Limited Partnership  
214 North Tryon Street  
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Charlotte, NC 28202-2367

Cohesion Products, Inc  
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Timonium, MD 21094-5126

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Kutak Rock LLP  
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Cole CC Taunton MA, LLC  
c/o Kimberly A. Pierro, Esquire  
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Colonial Heights Holdings, LLC  
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Columbia Plaza Joint Venture  
Columbia, MO

Columbia State

Condan Enterprises LLC  
c/o Siller Wilk LLP  
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New York, NY 10017

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Des Plaines, IL 60018-1941

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Hirschler Fleischer PC  
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Easley, McCaleb & Associates, Inc.  
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EklecCo NewCo, LLC  
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Equitable Gas Bankruptcy Dept.  
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Faram Muskegon, LLC  
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Kaufman & Canoles, P.C.  
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Norfolk, VA 23514-3037

Fayetteville Developers, LLC  
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PO Box 2499  
Richmond, VA 23218-2499

Fingerlakes Crossing, LLC  
c/o Menter, Rudin & Trivelpiece, P.C.  
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Treasurer's Off/Deliquent Tax  
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Florence, SC 29501-3431

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Gallatin Management Associates, LLC  
Hirschler Fleischer PC  
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Gateway, Inc.  
c/o Jeffrey L. Tarkenton  
Womble Carlyle Sandridge & Rice, PLLC  
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Washington, DC 20005-2225

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Great Neck, NY 11021-3104

Giant Eagle, Inc.  
101 Kappa Drive  
Pittsburgh, PA 15238-2833

Glenmoor Limited Partnership  
c/o Kevin L. Sink  
P.O. Box 18237  
Raleigh, NC 27619-8237

Golfsmith International, L.P.  
c/o Sarah Link Schultz  
Akin Gump Strauss Hauer & Feld LLP  
1700 Pacific Avenue  
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Dallas, TX 75201-4675

Gordon Brothers Retail Partners, LLC  
101 Huntington Avenue, 10th Floor  
Boston, MA 02199-7607

Gould Investors, L.P.  
60 Cuttermill Road  
Suite 303  
Great Neck, NJ 11021-3104

Greece Ridge, LLC

Green Acres Mall, LLC  
c/o Lisa Taylor Hudson, Esquire  
Sands Anderson Marks & Miller, P.C.  
801 E. Main Street, Suite 1800  
P.O. Box 1998  
Richmond, VA 23218-1998

Greenwood Point, LP  
c/o Jeffrey J. Graham  
Taft Stettinius & Hollister LLP  
One Indiana Square, Suite 3500  
Indianapolis, IN 46204-2023

Hamilton Beach Brands, Inc.  
Bill Ray  
4421 Waterfront Drive  
Glen Allen, VA 23060-3375

Hamilton Chase - Santa Maria LLC  
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Rockville, MD 20852-2737

Harris County, et al  
c/o John P. Dillman  
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County Attorney  
P.O. Box 90775  
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Northbrook, IL 60062-1568

Hillsborough County, FL  
Attorney's Office  
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Hillson Electric Incorporated  
c/o Gary V. Fulghum  
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Kansas City, MO 64105

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Attn: Lisa Hill Fenning  
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Richard T. Davis, Esq.  
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IBM Corporation  
c/o Vicky Namken  
13800 Diplomat Dr.  
Dallas, TX 75234-8812

InfoPrint Solutions Company  
c/o Vicky Namken  
13800 Diplomat Dr.  
Dallas, TX 75234-8812

(p)INTERNAL REVENUE SERVICE  
CENTRALIZED INSOLVENCY OPERATIONS  
PO BOX 21126  
PHILADELPHIA PA 19114-0326

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230 Park Avenue, 11th Floor  
New York, NY 10169-0005

Iron Mountain Information Management, Inc.  
c/o Frank F. McGinn, Esq.  
Bartlett Hackett Feinberg P.C.  
155 Federal Street, 9th Floor  
Boston, MA 02110-1610

J&J Court Transcribers, Inc.  
268 Evergreen Avenue  
Hamilton, NJ 08619-1808

John Rohrer Contracting Company, Inc.  
c/o Gary V. Fulghum  
2800 Commerce Tower, 911 Main St.  
Kansas City, MO 64105

Jurupa Bolingbrook LLC  
122 Aspen Lakes Drive  
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7201 Glen Forest Drive  
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Richmond, VA 23226-3759

Klipsch, LLC  
c/o Barnes & Thornburg LLP  
Attn: Michael K. McCrory  
11 S. Meridian Street  
Indianapolis, IN 46204-3535

Landmark Communications, Inc. d/b/a The Virg  
c/o Paul A. Driscoll  
222 Central Park Avenue, Suite 400  
Virginia Beach, VA 23462-3026

Landover (Landover Crossing), LLC  
c/o Menter, Rudin & Trivelpiece, P.C.  
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308 Maltbie Street, Suite 200  
Syracuse, NY 13204-1439

Lang Construction, Inc.  
c/o: Gary V. Fulghum  
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Kansas City, MO 64105

LeClair Ryan, A Professional Corporation  
951 East Byrd Street  
Richmond, VA 23219-4040

Little Britain Holding, LLC

LumiSource, Inc.  
c/o John M. Brom  
QUERREY & HARROW, LTD.  
175 West Jackson Blvd. - Ste 1600  
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